

**Minneapolis Community Planning and Economic Development Department
Planning Division Report**

**Public Land Sale/Purchase
in the City of Minneapolis**

Date: November 5, 2015

Authority for Review:

State Law: Chapter 462-356 (Subd.2). “. . . no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan.”

Address or Location: 815.5 25th Ave S

Contact Person and Phone: Rebecca Law, 673-5064

Planning Staff and Phone: Haila Maze, 673-2098

Conformance of Proposed Land Purchase with Approved Plans and Zoning Regulations:

This is a review of the proposed sale of CPED-owned property—which was the subject of an early review process. The early review process states the proposed use of the property upon purchase on a worksheet. The worksheet is routed to staff who comment on the conformance of the proposed land purchase to the city’s comprehensive plans, any relevant area plans, and the city’s zoning requirements. The worksheet analysis for the subject property is attached.

Findings:

The sale of this property as proposed is **consistent** with the City’s Comprehensive Plan.

Attachments:

Early Review Worksheet
Map of parcel

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I. ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: [Rebecca Law](#), Phone #: [5064](#)

Form Initiated Date: [9/21/2015](#)

1. Address: [815.5 25th Ave S](#), Property Identification Number (PIN): [25-029-24-43-0199](#)
2. Lot Size: [irregular' x](#) Square Footage: [approx 1,568](#)
3. Current Use: [vacant/excess right of way](#) Current Zoning: [C1 with University Overlay District](#)
4. Proposed future use (include attachments as necessary): [green space for adjacent property at 2517 Riverside Ave](#)
5. List addresses of adjacent parcels owned by CPED/City: [None](#)
6. Project Coordinator comments: [The above address and PIN # covers a larger parcel of excess r/w MNDOT conveyed to the City. The only part that will be sold is a triangular piece lying Easterly of 2517 Riverside Ave and North of Butler Place. The owners of 2517 Riverside are the proposed buyers for 815.5 25th Ave S.](#)

Section II. Zoning Review

7. Lot is: Buildable for **any** structure Non-Buildable for **any** structure
Explain: _____
8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?
Yes No If yes, what applications? _____
9. Comments: _____

Completed by: [CAV](#) Date: [10/7/2015](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [Cedar Riverside Small Area Plan](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [Mixed use, consistent the adjacent parcel owned by the potential buyer](#)
12. Is future land use proposed in item 4 consistent with future land use plans? Yes No If no, why not? _____
13. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?
Yes No If yes, explain possible development scenarios _____
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes No If Yes, what type of development? _____

Comments: _____

Completed by: [Haila Maze](#) Date: [10/14/2015](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [10/14/2015](#)

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Cleventer](#) Date: [10/27/2015](#) Comments: [Residential Finance is fine with this sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [10/27/2015](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [10/21/2015](#) Comments: [Business Development is fine with this sale](#)

Section V. Manager of Initiating Project Coordinator

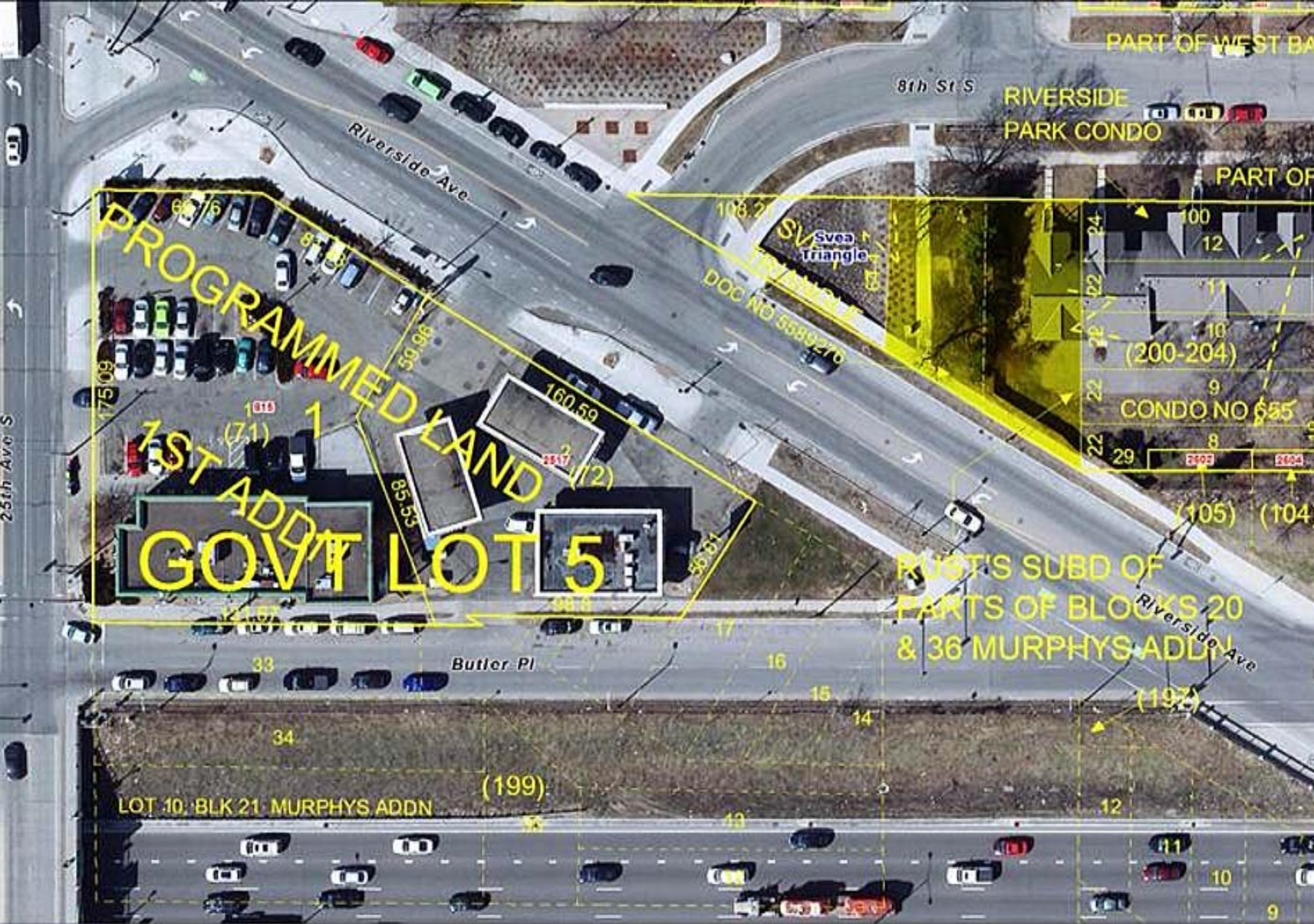
PROCEED to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

HOLD this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Reason for **HOLD** status: _____



PART OF WEST BA

8th St S

RIVERSIDE
PARK CONDO

PART OF

PROGRAMMED LAND
GOVT LOT 5

Svea Triangle

DOC NO 5589276

CONDO NO 555

RUST'S SUBD OF
PARTS OF BLOCKS 20
& 36 MURPHYS ADDN

LOT 10, BLK 21 MURPHYS ADDN

